

SECTION 4 – SR-163 TO 700 FEET EAST OF INTERSTATE 805
(FIRST SAN DIEGO RIVER IMPROVEMENT PROJECT)

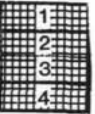


A variety of habitat types presently occupy the floodway. High-quality areas include open water, marsh, and mature riparian woodland. Upland and transitional riparian vegetation provide supportive habitat. Natural habitat also occurs outside the floodway on private property on the south bank of the river just east of Stadium Way.

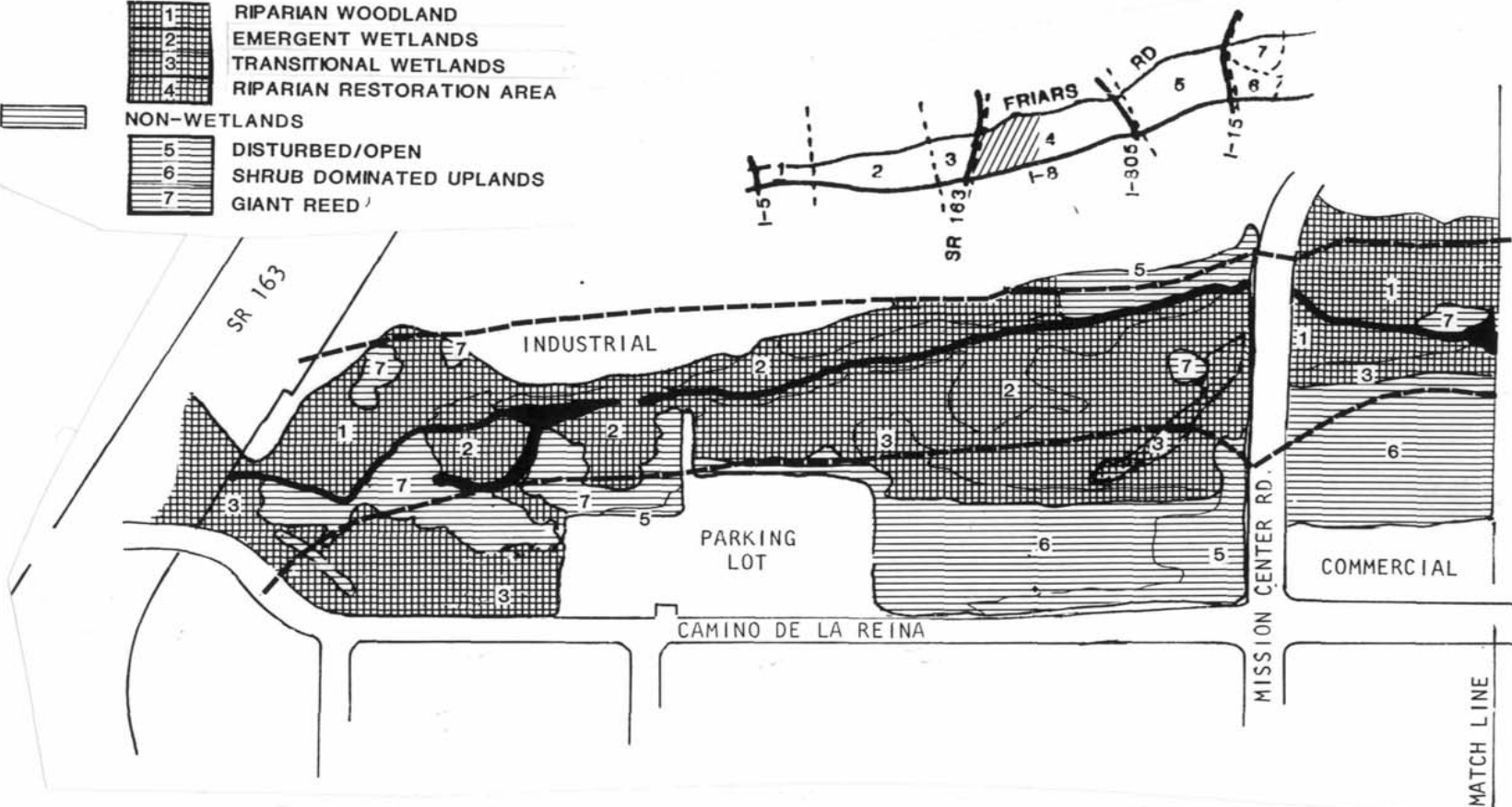
Most of the floodway and the adjacent area is part of the approved First San Diego River Improvement Project. As part of this project, the San Diego River between SR-163 and Stadium Way will be realigned and channelized. The new channel will be revegetated to recreate wetland habitats (aquatics, marsh, and riparian woodland). The floodway east of Stadium Way will be retained in its present condition. In exchange for improving the river channel, the project will recover land within the floodway for development.

It is anticipated that the approximately 12 acres of existing habitat (transitional wetlands/uplands) just outside the floodway on the south bank of the river east of Stadium Way (shown as (2) on Figure 16) will ultimately be removed for future development on that parcel. This site contains transitional wetlands vegetation and is therefore subject to mitigation requirements. Compensation should entail improvement to the habitat adjacent to the floodway. At the time development is proposed, a site-specific evaluation will be required to determine the extent of the impact to wetlands and appropriate mitigation. This and other future projects which propose development outside the floodway will be subject to the requirements as described in the section, Criteria for Development Adjacent to the Floodway.

TABLE 4
WETLANDS ACREAGE IN SECTION 3

| | Existing Wetlands | Projected Loss of Floodway | Land Potentially Available for Habitat Improvement or Conversion | Conservation of Wetlands |
|-----------------------|----------------------|-------------------------------|---|-----------------------------|
| Total wetlands | 6 | 1 | 14 | 6 |
| Open water | 1 | | | |
| Freshwater marsh | 0 | | | |
| Riparian woodland | 2 | | | |
| Transitional wetlands | 3 | | | |
| Nonwetlands | 5 | | | |

-  FLOODWAY ZONE BOUNDARY
 OPEN WATER
 WETLANDS
 1 RIPARIAN WOODLAND
 2 EMERGENT WETLANDS
 3 TRANSITIONAL WETLANDS
 4 RIPARIAN RESTORATION AREA
 NON-WETLANDS
 5 DISTURBED/OPEN
 6 SHRUB DOMINATED UPLANDS
 7 GIANT REED



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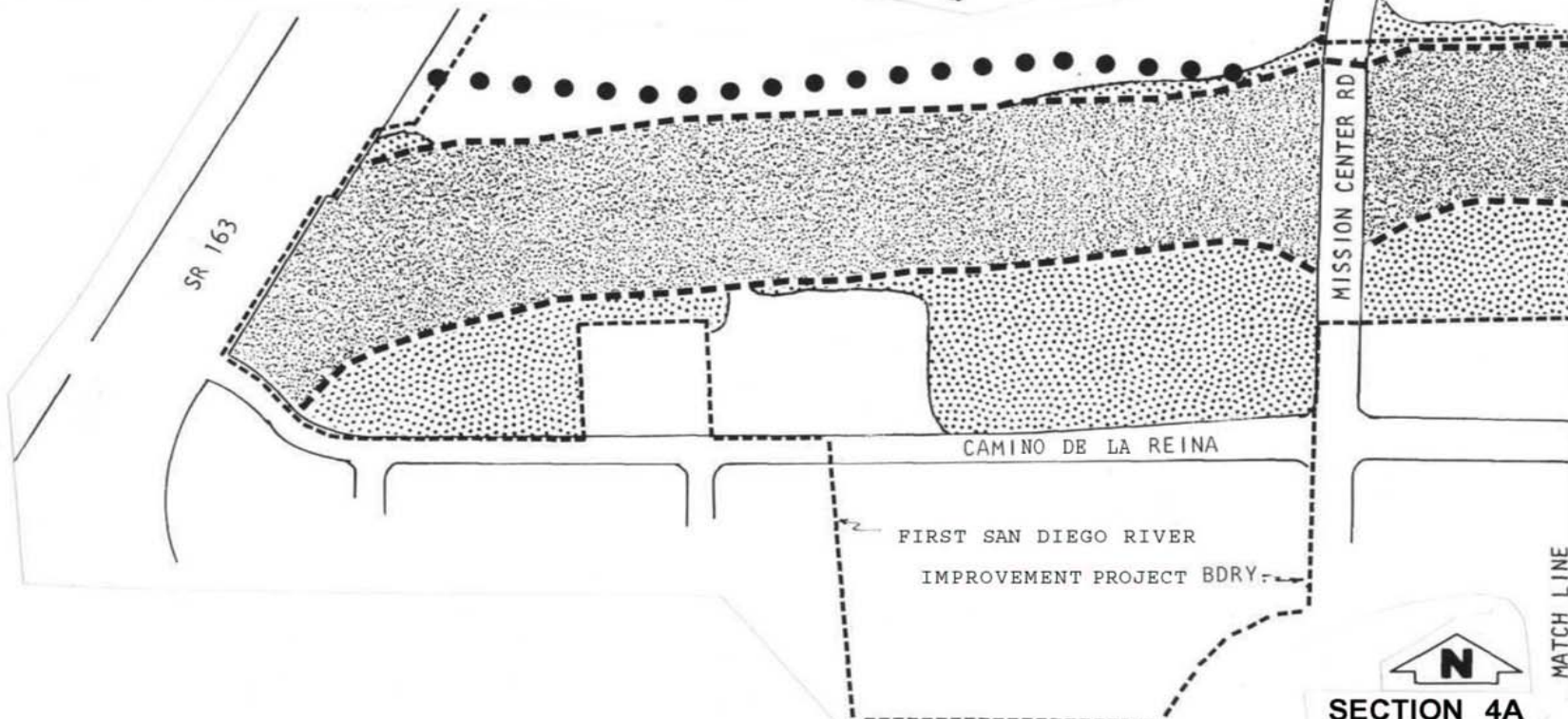
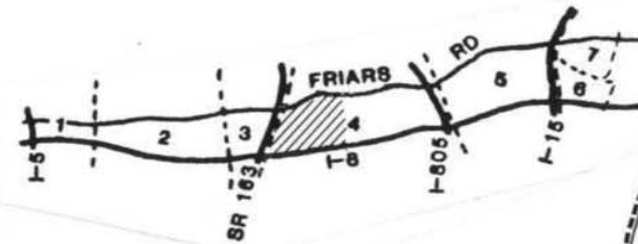
SECTION 4A
EXISTING HABITATS - GENERALIZED
MISSION VALLEY COMMUNITY PLAN

FIGURE

11

- FLOODWAY ZONE BOUNDARY
- PROPOSED ROAD
- ▨ AREAS FOR WETLANDS RESTORATION
- ▤ WETLANDS OR NON-WETLANDS LIKELY TO BE LOST THROUGH DEVELOPMENT

NOTE: THIS GRAPHIC IS A CONCEPTUAL DESIGN ONLY.



SECTION 4A

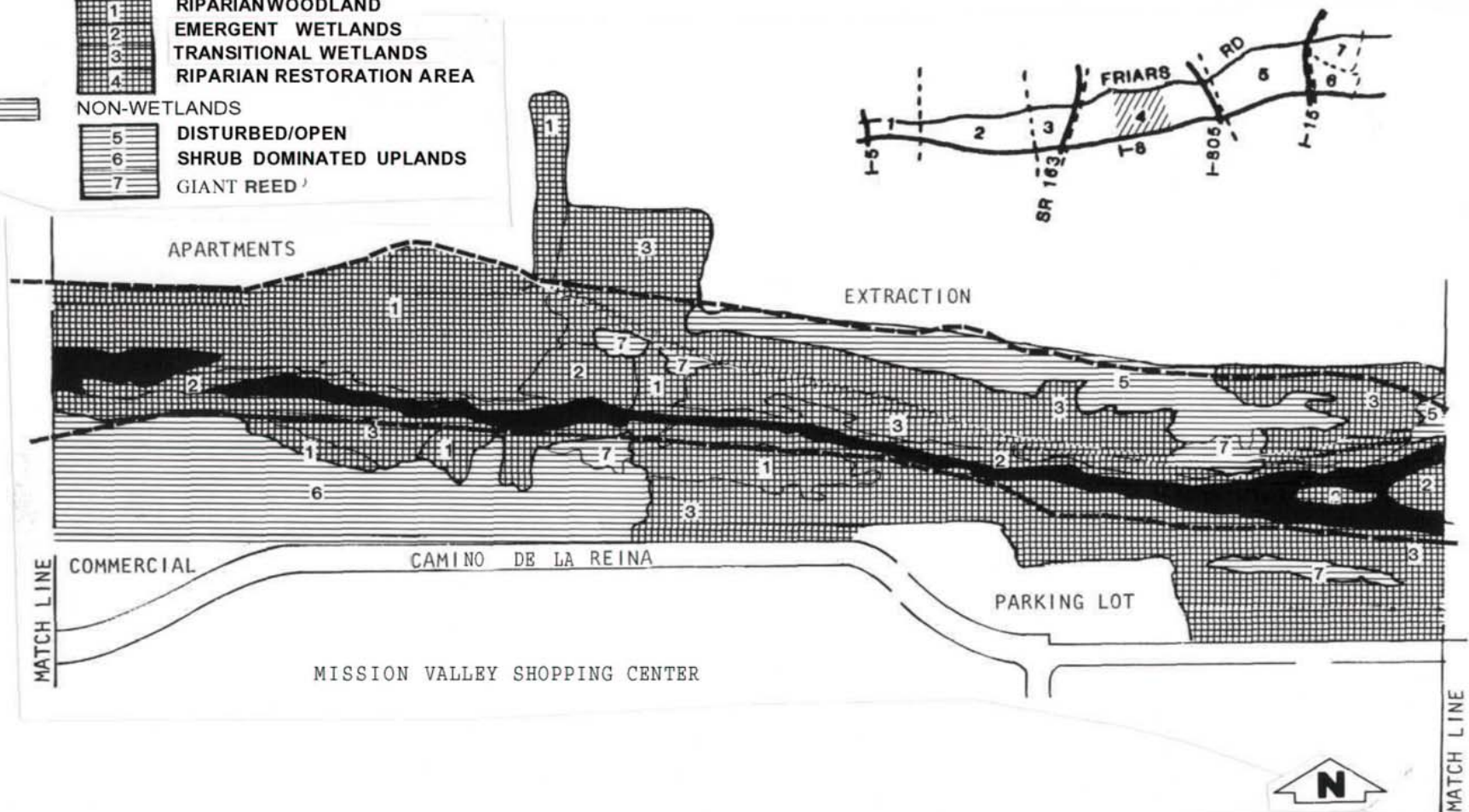
FUTURE DEVELOPMENT PROPOSALS AND WETLANDS AREAS

MISSION VALLEY COMMUNITY PLAN

FIGURE
12



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SECTION 4B



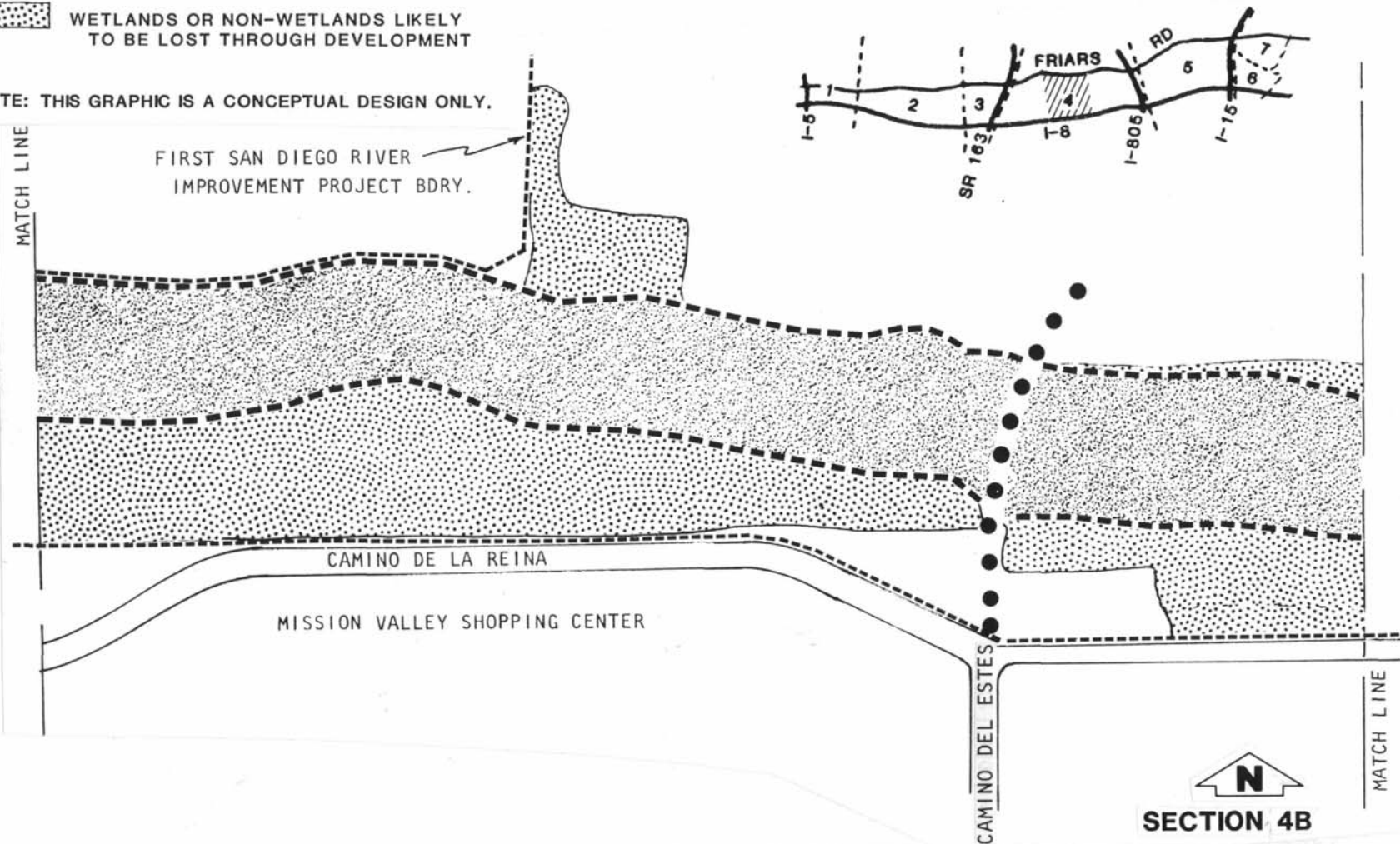
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EXISTING HABITATS - GENERALIZED MISSION VALLEY COMMUNITY PLAN

FIGURE
13

- FLOODWAY ZONE BOUNDARY
- PROPOSED ROAD
- [Stippled Pattern] AREAS FOR WETLANDS RESTORATION
- [Dotted Pattern] WETLANDS OR NON-WETLANDS LIKELY TO BE LOST THROUGH DEVELOPMENT

NOTE: THIS GRAPHIC IS A CONCEPTUAL DESIGN ONLY.



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SECTION 4B

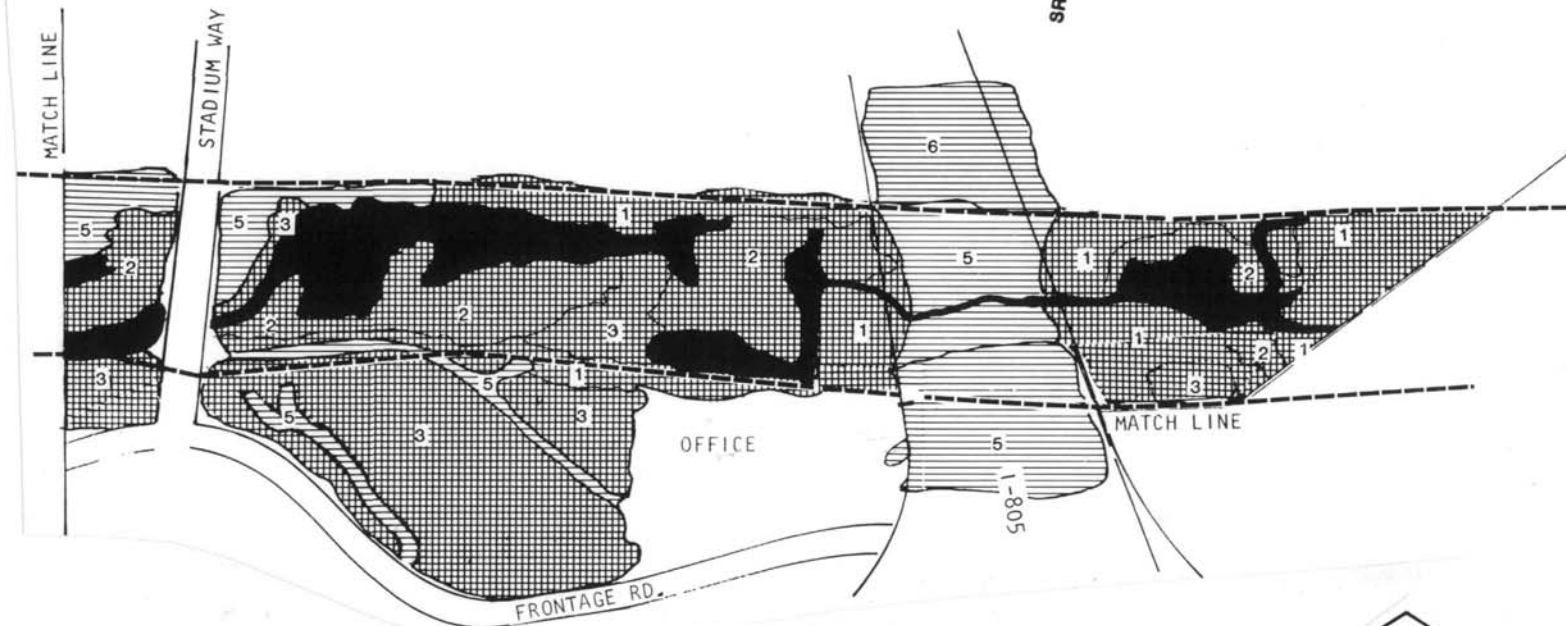
FUTURE DEVELOPMENT PROPOSALS AND WETLANDS AREAS MISSION VALLEY COMMUNITY PLAN

FIGURE
14



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- - - FLOODWAY ZONE BOUNDARY
 ■ OPEN WATER
 ▨ WETLANDS
 1 RIPARIAN WOODLAND
 2 EMERGENT WETLANDS
 3 TRANSITIONAL WETLANDS
 4 RIPARIAN RESTORATION AREA
 ▨ NON-WETLANDS
 5 DISTURBED/OPEN
 6 SHRUB DOMINATED UPLANDS
 7 GIANT REED



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 SECTION 4C



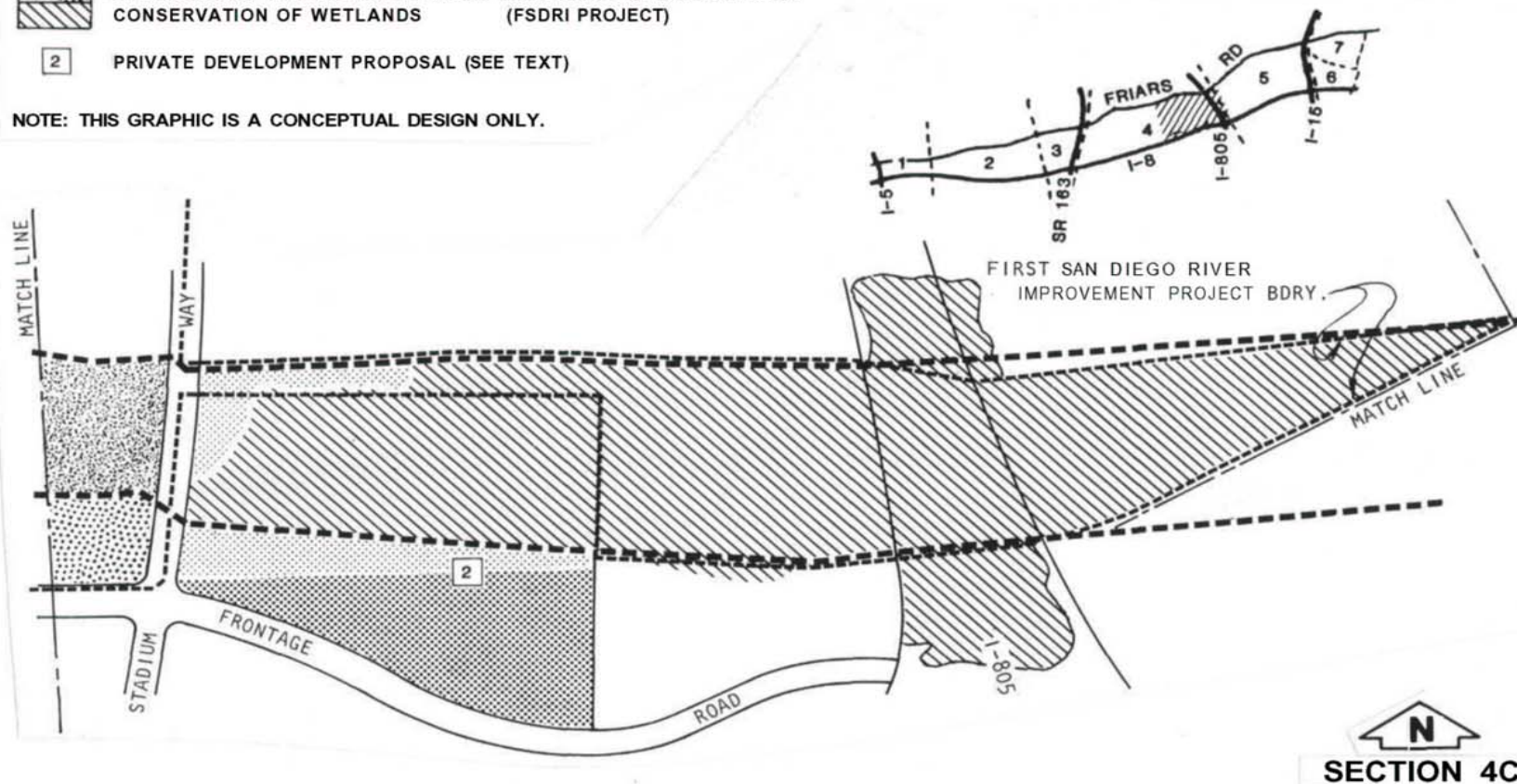
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EXISTING HABITATS - GENERALIZED MISSION VALLEY COMMUNITY PLAN

FIGURE
 15

- - - - FLOODWAY ZONE BOUNDARY
- • • PROPOSED ROAD
-  POTENTIAL AREAS FOR WETLANDS IMPROVEMENT OR DEVELOPMENT
-  WETLANDS OR NON-WETLANDS LIKELY TO BE LOST THROUGH DEVELOPMENT
-  AREAS FOR WETLANDS RESTORATION (FSDRI PROJECT)
-  WETLANDS OR NON-WETLANDS TO BE LOST THROUGH DEVELOPMENT (FSDRI PROJECT)
-  CONSERVATION OF WETLANDS (FSDRI PROJECT)
- 2 PRIVATE DEVELOPMENT PROPOSAL (SEE TEXT)

NOTE: THIS GRAPHIC IS A CONCEPTUAL DESIGN ONLY.



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FUTURE DEVELOPMENT PROPOSALS AND WETLANDS AREAS MISSION VALLEY COMMUNITY PLAN

FIGURE
16

TABLE 5
WETLANDS ACREAGE IN SECTION 4
 (Excluding the First San Diego River Improvement Project Area)

| | Existing Wetlands | Projected Loss of Floodway | Land Potentially Available for Habitat Improvement or Conversion | Conservation of Wetlands |
|-----------------------|----------------------|----------------------------------|---|-----------------------------|
| Total wetlands | 20 | 7 | 4 | 10 |
| Open water | 4 | | | |
| Freshwater marsh | 4 | | | |
| Riparian woodland | 1 | | | |
| Transitional wetlands | 11 | | | |
| Nonwetlands | 1 | | | |